

# CAPEL-LE-FERNE PARISH COUNCIL

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Neale Oliver  
 Team East 2  
 The Planning Inspectorate  
 Room 3N – Kite Wing  
 Temple Quay House  
 2 The Square, Temple Quay  
 Bristol  
 BS1 6PN

**Dover District Council Ref: DOV/16/01316**  
**Your Ref: APP/X2220/W/18/3196016**

Dear Mr Oliver

**Appeal by Mr Michael Odlin**  
**Site Address: Land between 107 and 127 Capel Street, Capel le Ferne,**  
**Folkestone, Kent, CT18 7HB**

Further to the recent appeal on the above reference site, Capel-le-Ferne Parish Council would like to draw the Inspector's attention to the Consultee Comments made by the Parish Council on the 26<sup>th</sup> June 2017 and the 16<sup>th</sup> August 2017.

The Parish Council would also like to clarify some historic comments made in the document 'APPELLENT STATEMENT OF CASE, APPENDIX B'.

There does appear to be some inaccuracies in the time line within this document.

During the 10 years leading up to the LALP being adopted in 2015, members of the Parish Council have changed. Consequently, views and opinions have shifted with regard to Capel 'Local Centre' status and Development within the Capel settlement. However, the principle of development on the Capel Street site has remained unchanged.

Between 2008 and 2010 the Local Development Framework was developed by Dover District Council and published for consultation.

During the consultation period in 2010 the Parish Council held a public exhibition in Capel Village Hall with a map showing a number of parcels of land that had been put forward for possible development.

The Parish Council responded to the Local Development Framework by submitting their commented on each parcel of land to Dover District Council.

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From APPENDIX B:-

With reference to Box 5 SHL060 Land between 107 and 127 Capel Street, the Parish Council submitted the following statement:

*'We have no objection to the site in principle as this would connect the bottom end of the village, but disagree with your indication of 48 houses on this site which is excessive... We also believe this area would be an ideal opportunity for social housing which should be connected to families or residents of Capel-le-Ferne'*

Original Text:-

*'We have no objection to the site in principle as this would connect the bottom end of the village, but disagree with your indication of 48 houses on this site which is excessive. This would be an opportunity to improve the highway conditions within the vicinity around the village school. We also believe this area would be an ideal opportunity for social housing which should be connected to families or residents of Capel-le-Ferne'*

At that time the Parish Council supported the idea of some affordable housing to be built in Capel allowing the offspring of families in Capel to remain in the village.

The Parish Council appreciated that some development was inevitable but was very aware of the problems that a large development of up to 48 houses would bring.

Capel Street is narrow and very congested at times particularly around the school entrance.

**The Parish Council took the view that ribbon development on this parcel of land would be most appropriate with minimal impact on Capel Street. Ribbon development would also ensure a buffer zone between any development and the AONB to the rear of the plot.**

**When reading the Notification of Refusal, DDC appear to take a very similar view.**

Automatic Traffic Counts carried out in Capel Street by Markides Associates in 2016 revealed: on average, over a 5 day period, there were 900 traffic movements per day.

Now in 2018, Capel Street is more congested and although it is a single carriage road, the number of vehicles parked on the road at any time, effectively make it a single track road.

Therefore it takes little imagination to understand why local residents are so concerned about the possibility of a substantial development which will only aggravate the traffic problems encountered in Capel Street on a daily basis.

APPENDIX B also makes reference to 'invasion' of Parish Meeting.

What APPENDIX B does not make clear is that this so called invasion of a Parish Council Meeting in February 2013 was the passionate response by Parishioners when they learnt that in excess of 100 houses were planned for Capel following the publication of the Land Allocation Plan at the end of December 2012. The focus of their passion was the possibility of up to 48 houses being built between 107 and 127 Capel Street, which they strongly opposed.

The reality is that this location is **NOT** suitable for a development of this density, so the Parish Council would once again like to draw the Inspectors attention to:-

Continued ...

**Policy LA 26**

- iv development proposals are sensitively designed in terms of height and massing in order to ensure the development does not have an adverse impact on the AONB and countryside.**

Further to the above, the key reasons given by Parishioners of Capel as to why this site should not receive outline planning permission for 41 units are:

- the road adjacent to the site is well documented to have local flooding and drainage issues
- the adjacent primary school causes the road to be extremely congested at key times of the day
- serious concerns relating to speeding and parking issues in this narrow village street
- affect to existing residents
- Highway issues
- Impact on the Kent Downs Area of Outstanding Natural Beauty
- Unsustainability of the scheme
- Capel's only amenities are a shop, village hall, recreation area and bus service to local towns, the site is not within walking distance of the shop or bus service. Bus stop is 750m considerably in excess of the recommended 400m maximum.

Finally the Parish Council would like to refer the Inspector to our previous correspondence:

- Dated 20<sup>th</sup> December 2010 - Site Allocations Document- Interim Consultation
- 21<sup>st</sup> February 2013 - Land Allocations Pre- Submission Local Plan
- 23<sup>rd</sup> September 2014 - Main Modifications to the Dover District Land Allocations Local Plan,
- 22<sup>nd</sup> February 2017 - Ref Acolaid case 16/01316
- 26<sup>th</sup> June 2017 - re 16/01316

All attached to this letter for your ease of reference.

Yours sincerely



Maureen Leppard  
Clerk  
Capel-le-Ferne Parish Council